

# DISTRICT III ADVISORY BOARD

## AGENDA

Jan. 8, 2014  
6:30 p.m.

Wichita WATER Center  
101 E. Pawnee

### ORDER OF BUSINESS

- Call to Order
- Approval of minutes December 4, 2013

### PUBLIC AGENDA

1. Scheduled Items  
No items

**Recommended Action:** Receive and file.

### STAFF REPORTS

2. Community Police Report

Community Police Officers for District III will report on specific concerns for the area.

**Recommended Action:** Receive and file.

#### Wichita Fire Dept. Report

WFD staff for District III will report on specific concerns for the area.

**Recommended Action:** Receive and file

### NEW BUSINESS

3. ZON2013-00041

**Jess McNeely, MAPD**, will present the request. The applicant's LC Limited Commercial (LC) zoned site was developed with two small retail buildings along E. Pawnee. The applicant intends to redevelop the site with one larger building used primarily as a commercial bakery; the bakery would send most baked goods out for distribution but would have a walk-in retail component. The Unified Zoning Code (UZC) first permits manufacturing, general in the GC General Commercial zoning district. The UZC defines "manufacturing, general" to include "bakeries engaged in large-scale production and wholesale distribution." The UZC supplementary use conditions for manufacturing in GC requires that building principal street frontage be used for office space, display, wholesale or retail sales. Other code requirements such as parking, screening and landscaping are identical under LC or GC zoning. The Sign Code would allow more signage under GC than LC zoning. The applicant submitted a proposed site plan (see attached) which appears to meet all UZC requirements.

The application area is at the southwest corner of E. Pawnee and Greenwood (1561 E. Pawnee St.). Areas north of the site, across Pawnee, and south of the site, across a platted alley, are TF-3 Two-family Residential (TF-3) zoned residential neighborhoods. Property east and west of the site, along the south side of E. Pawnee, is zoned LC and developed with retail, convenience store, restaurant and vehicle repair uses. The Pawnee/Hydraulic intersection has LC zoning at all four corners developed with retail, auto service and restaurant uses. The nearest GC General Commercial zoning is 850 feet northeast of the site

at the northeast corner of Southeast Boulevard and Blake Street; this GC zoned site is developed with a manufacturing use.

**Recommended Action:** planning staff recommends that the request for GC zoning be **APPROVED** subject the five listed conditions.

**4. Improvements to the Pawnee Bridge at the Arkansas River**

**Gary Janzen, City Engineer,** The 2011-2020 Adopted Capital Improvement Program (CIP) includes a project for rehabilitating the Pawnee Bridge at the Arkansas River, east of McLean. The Pawnee Bridge was built in 1961 and last rehabilitated in 1992. Needed improvements based on current inspection includes: rehabilitation of both abutments; repair and reseal of the deck/driving surface; and restoration of the pedestrian handrail and structural supports. Due to the extent of work needed on the abutments (main support structure at each end), the bridge will need to be closed to through traffic for the duration of the project. Construction is planned to begin spring 2015 and be completed in approximately 6 months.

**Recommended Action:** It is recommended that the District Advisory Board recommend approval of the project.

**BOARD AGENDA**

**5. Update from Council Member**

**6. Adjournment**

The next meeting for the District III Advisory Board will be at 6:30 p.m. on Feb. 5, 2014, at the Wichita WATER Center, 101 E. Pawnee.